

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 15, 2015**



**FP14-22: proposed Final Plat of Stonebrier Subdivision – Phase 1**

**SIZE AND LOCATION:** 5.92 acres of land out of John Austin League, A-2 located at the west corner of Riverstone Drive and F.M. 1179

**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Housing District (PD-H), as approved by the City Council on May 27, 2014 (Ordinance No. 2047)

**APPLICANT(S):** Grant Carrabba

**AGENT(S):** Michael Hester, P.E.

**STAFF CONTACT:** Martin Zimmermann, Planning Manager



## **PROPOSED SUBDIVISION:**

The subject property is 5.92 acres in size and the first of two phases planned for the 14+ acre Stonebrier Subdivision located along the northwest side of F.M. 1179 and its intersection with Riverstone Drive. This first subdivision phase proposes to create 19 lots intended for single-family residential use on property at the west corner of F.M. 1179 and Riverstone Drive.

The City Council approved Planned Development – Housing (PD-H) zoning on this property in May 2014 (Ordinance no. 2047). The only land uses allowed within this PD-H District are detached single-family dwellings, either in a conventional or patio home/zero lot line arrangement, including associated accessory uses such as home occupations and accessory structures, as well as Homeowner's Association (HOA)-maintained common areas, including an approximately one-acre detention basin.

The proposed final plat shows the extension of a new local street (South Stonecrest Court), a 50-foot wide right-of-way with 27 feet of pavement width, which 18 of the 19 lots in this subdivision phase are proposed to take access from, in accordance with the approved PD-H development plan and master preliminary plan (case no. MP14-04, approved on November 20, 2014) for this acreage. Parkland development and dedication fees apply to this development per Subdivision Ordinance Section 110-60. Since 19 new lots are proposed, the total fee due for parkland development and dedication is \$9,880 which must be paid before the final plat can be recorded.

## **RECOMMENDATION:**

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted, including the requirements of the PD-H District for this property. The Site Development Review Committee and staff recommend **approving** this proposed final plat.